

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13546 of Robert Jay Stein, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to use the basement, first, second and third floors of the subject premises as offices for non-profit organizations and professional persons in an SP-2 District at the premises 1225 - 15th Street, N.W., (Square 212, Lot 115).

HEARING DATE: August 5, 1981

DECISION DATE: August 5, 1981 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the east side of 15th Street between Massachusetts Avenue to the south and N Street, N.W. to the north. It is in an SP-2 zone District at premises known as 1225 - 15th Street, N.W.
2. The subject lot is approximately 837 square feet in area, rectangular in shape, measuring eighteen feet in width by 46.50 feet in depth.
3. The lot is improved with a three story plus basement brick row dwelling that was built in 1870. The property was last used as a single family dwelling.
4. The applicant proposes to use the structure as offices for the Forum Foundation on the first two levels as well as the basement. The third floor is proposed to be rented for office use in accordance with the SP provisions of the Zoning Regulations.
5. The subject premises is adjoined on the north by two similar row structures. These three structures are the only remaining structures on the east side of the 1200 block of 15th Street. The southern portion of the street frontage is devoted to a commercial parking lot which has its major frontage along Massachusetts Avenue. This parking lot occupies approximately one-quarter of Square 212.
6. A parking lot is also located to the rear of 1229 - 15th Street adjacent to a large apartment building which occupies most of the south side of N Street. Additional uses in Square 212 include the National City Christian Church on Thomas Circle, an eight story apartment building adjacent on Massachusetts Avenue and another commercial parking lot at the corner of 14th and N Streets.

7. In addition to the SP District which flanks Massachusetts Avenue in this location, R-5-C, R-5-D, and C-2-B, C-M-3 and C-4 Districts are found within two blocks of the subject property. In general the area north of Massachusetts Avenue is predominantly residential while commercial uses lie to the south. There are additionally a number of large hotels in the vicinity including a Holiday Inn and a Ramada Inn on Rhode Island Avenue, the Madison Hotel at 15th and M Streets and the International Inn on Thomas Circle.

8. There are a number of SP uses in the immediate vicinity including professional offices located in the Town Towers apartment building. The National Association of Homebuilders headquarters at Massachusetts Avenue at 15th Street, the American Association for the Advancement of Science and the National Point, Varnish and Lacquer Association all are within one block of the subject site.

9. The subject structure has a gross floor area of approximately 2,833 square feet. With a lot area of 837 square feet this yields an FAR of 3.38 which is less than the maximum allowable non-residential FAR of 3.5 in the SP-2 District.

10. The applicant testified that of the three current employees of the Forum Foundation, only one person drives to work on a daily basis.

11. The area is well served by public transportation, including Metrobus and rail. There is also an abundance of available surface parking on the adjacent lots.

12. There are no variances requested for this application. The applicant proposes no structural alterations to the inside of the structure, and only cosmetic improvements to the exterior. No parking spaces are required.

13. The applicant testified that there would be a maximum of eight employees on the site.

14. The applicant testified that the present character of the building will be retained, as only simple exterior repairs and improvements will be made to the building. Small signs will be used to identify the occupants of the building. The present landscaping will remain. The interior of the building will be repaired and renovated to the minimum extent necessary to meet building code requirements.

15. The Office of Planning and Development, by report dated July 31, 1981 and testimony given at the public hearing, recommended approval of the application on the grounds that the existing structure is in harmony with the height, bulk and design of neighboring properties. The OPD also noted that there are a large number of SP office uses in the area, and the use of this structure for offices would be in harmony with uses of surrounding buildings. The Board so finds. The OPD found that the proposed use would not create an imbalance of land uses within this mixed use area.

16. There was no report received from Advisory Neighborhood Commission 2C.

17. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

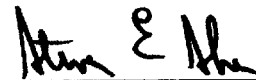
Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that it has complied with the requirements of Paragraph 4101.44 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied. The proposed uses in the subject buildings will be in harmony with the general uses, height, bulk and design of other buildings and uses in the area. The use will not create dangerous or objectionable traffic conditions. No special screening or treatment is required.

The Board further concludes, that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property in accordance with said Regulations and Maps. It is therefore ORDERED that the application is hereby GRANTED.

VOTE: 5-0 (Lindsley Williams, William F. McIntosh, Charles R. Norris, Douglas J. Patton and Connie Fortune to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER:

2 SEP 1981

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UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.